THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07050127**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00 Affiant Subscribed and sworn to before me, this 5th day of June, 2007. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/13/07 13:18 2 pgs
Fees:13.00 Taxes:1147.00

20070613-0070977

WARRANTY DEED

Address New Owner: John Sigler 705 Georgetown Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-07-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew E. McDowell and wife, Rosanne McDowell** ("Grantors"), has this day bargained and sold, and do hereby transfer and convey to **John Sigler**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 14, SECTION III, BROOK MEADE, as shown on plat of record in Plat Book 2133, Page 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew E. McDowell and wife, Rosanne McDowell by Warranty Deed from Esther Austin, unmarried, recorded on the 3rd day of April, 2000 in Instrument No. 20000403-0032725, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 705 Georgetown Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2007.

Matthew E. McDowell

Rosanne McDowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew E. McDowell and Rosanne McDowell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2007.

Notary Public

My Commission Expires: 11/22/10



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212